

BILL NO. R-96-10-05

ANNEXATION RESOLUTION NO. R- 63-96

**A RESOLUTION of the Common Council setting
forth the policy of the City in regard to the
Poplar Ridge Extended Voluntary Annexation.**

WHEREAS, the annexation of territory to the City of Fort Wayne is a
legislative function; and

WHEREAS, the Common Council of the City of Fort Wayne is called upon in
the preparation of the City budget to provide for the furnishing of municipal services
to the entire City, including newly annexed areas; and

WHEREAS, the Common Council of the City of Fort Wayne has before it an
Ordinance for the annexation of the Poplar Ridge Voluntary annexation area, more
specifically described as follows, to-wit:

Beginning at the Northeast corner of the Plat of Poplar Ridge Addition, as recorded in
Plat Book 20, Page 52 in the Office of the Recorder; thence South 89 deg. 33 min.
West along the North line of Retha Drive as set out in said Plat, a distance of 552.9
feet to the West line of the fractional Southwest Quarter of said Section 6 and being
also the East line of the Westlawn Addition, Section "F" as recorded in Plat Book 23,
Page 119; thence North 00 deg. 00 min. 00 sec. East, a distance of 313.1 feet (313.9
feet, by Deed) to the East right-of-way line of Interstate Highway 69, I-Project 69-4
(13) 105-1959; thence along said East right-of-way North 22 deg. 19 min. East, a
distance of 210.7 feet to a point 180.00 feet normal to station 244+00 Line AA@ on
said right-of-way; thence North 16 deg. 49 min. 30 sec. East parallel to and 180 foot
distant from said Line AA@, a distance of 400.00 feet to station 248 + 00 Line AA@;
thence North 13 deg. 20 min. 30 sec. East along said right-of-way a distance of 93.6
feet to the South right-of-way line of the Norfolk & Western Railroad (formerly the
New York, Chicago and St. Louis Railroad) as situated 47.7 feet Southerly of and
normal to the centerline of the East-bound main track of said railroad; thence North
89 deg. 23 min. 40 sec. East along the South line of said railroad, a distance of
1691.66 feet (1683.8 feet by Deed) to a point on the North line of the Plat of Poplar
Ridge Addition, Second Section as recorded in Plat Book 22, Page 140 at a point
situated 100 feet Westerly of the most Northerly corner of lot 79 in said addition;
thence South 42 deg. 53 min. West along the Northwesterly boundary of said Plat, a
distance of 580.00 feet (545 feet by Plat) to the West line of said addition at a point
114 feet Northerly of the Northwest corner of Lot 74 in said Plat; thence South 00

deg. 16 min. 00 sec. East along the West line of said addition, a distance of 922.94 feet to a point North 89 deg. 33 min. East, a distance of 965.70 feet from the Southeast corner of Lot 31 in the Plat of Poplar Ridge Addition; thence South 89 deg. 33 min. West and parallel to the South line of said Section 6, a distance of 965.70 feet to the Southeast corner of said Lot 31; thence North 00 deg. 00 min. 00 sec. East along the East line of said Plat, a distance of 360.00 feet to the Point of Beginning; and containing 42.207 Acres more or less, subject however to any and all legal easements and rights-of-way of record.

Also: Lots numbered 240, 241, 242 and 243 in Westlawn, Section AF@ as recorded in Plat Book 23, Page 119, in the Office of the Recorder of Allen County, Indiana and excluding the right-of-way for Interstate Highway 69 in Township 30 North, Range 11 East.

BE IT THEREFORE, RESOLVED BY THE COMMON COUNCIL OF THE
CITY OF FORT WAYNE, INDIANA:

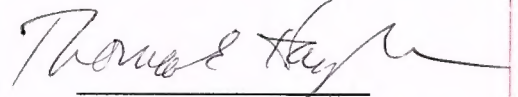
SECTION 1. That in the case of the Poplar Ridge Voluntary Annexation Area, it is the policy of the City of Fort Wayne to follow the provisions of Section 1.1 of Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana of 1974, as amended, with regards to the provision of non-capital and capital services to the annexation area.

SECTION 2. That it is the policy of the City of Fort Wayne to follow the annexation fiscal plan for said described territory, as prepared by the Division of Community and Economic Development which is incorporated herein. Two copies of said plan are on file in the office of the Clerk of the City of Fort Wayne and are available for public inspection as required by law.

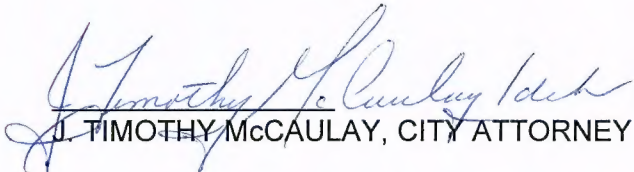
SECTION 3. That said plan sets forth cost estimates of the services to be provided, the methods of financing these services, the plan for the organization and extension of these services, delineates the non-capital improvement services to be provided within one (1) year of annexation, the capital improvement services to be

provided within three (3) years of annexation, and the plan for hiring employees of
other governmental entities whose jobs will be eliminated by this annexation.

SECTION 4. That, after adoption and any and all necessary approval by the
Mayor, this Resolution shall be in full force and effect.


COUNCIL MEMBER

APPROVED AS TO FORM AND LEGALITY


J. TIMOTHY MCCAULAY, CITY ATTORNEY

Read the first time in full and on motion by Hay Hurst
and duly adopted, read the second time by title and referred to the
Committee on Regulation (and the City Plan Commission
for recommendation) and Public Hearing to be held after due legal notice, at
the Common Council Council Conference Room 128, City-County Building, Fort
Wayne,, Indiana, on _____, 19____, the _____ day of
_____, M., E.S.T.

DATED: 10-8-96

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Hay Hurst
and duly adopted, placed on its passage. PASSED lost
by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT:
TOTAL VOTES	8			1
BENDER	✓			
CRAWFORD	✓			
EDMONDS				✓
HALL	✓			
HAYHURST	✓			
HENRY	✓			
LUNSEY	✓			
RAVINE	✓			
SCHMIDT	✓			

DATED: 10-22-96

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. 63-96

on the 22nd day of October, 1996

ATTEST:

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

(SEAL)
DD Schmidt
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 23rd day of October, 1996,
at the hour of 10:30 o'clock PM, M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 24th day of October,
1996, at the hour of 6:00 o'clock PM, M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR

BILL NO. R-96-10-05

REPORT OF THE COMMITTEE ON
REGULATIONS
REBECCA J. RAVINE - THOMAS E. HAYHURST - CO-CHAIR
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) of the Common Council
setting forth the policy of the City in regard to the Poplar
Ridge Extended Voluntary Annexation

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION) _____

DO PASS

DO NOT PASS

ABSTAIN

NO REC

Thomas E. Hayhurst ✓
Rebecca J. Ravine
Monte D. B.
Jim D. O'Connell
D.S. D.
Sandra E. Kennedy
Julie M.
Deirdre J.

DATED: 10 22-96

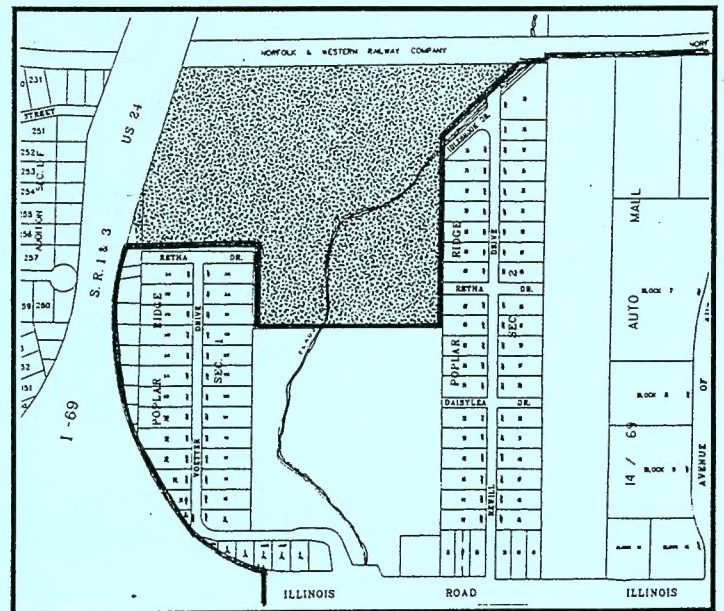
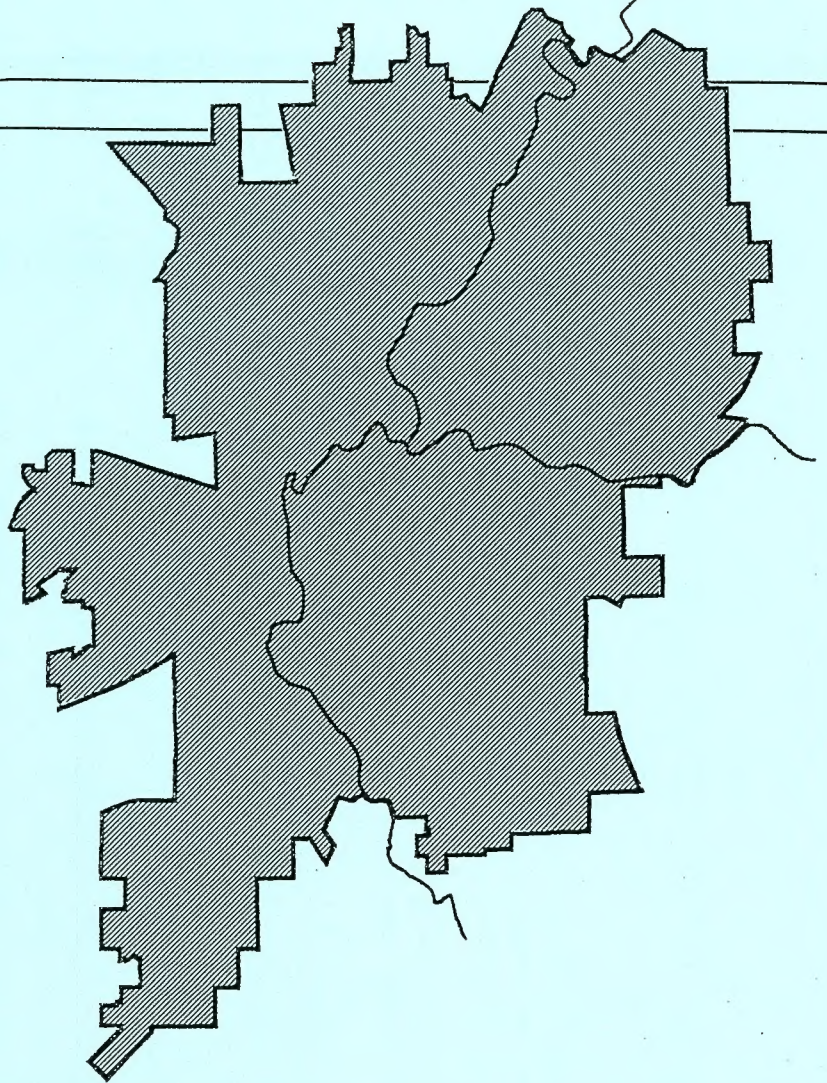
Sandra E. Kennedy
City Clerk

FISCAL PLAN

CITY OF FORT WAYNE
Paul Helmke, Mayor

October 1996

Poplar Ridge
Extended
Voluntary
Annexation



ADMINISTRATION AND POLICY DIRECTION

**Paul Helmke
Mayor
City of Fort Wayne**

**W. Gregg LaMar
Director
Division of Community and Economic Development**

**Gary Stair
Director of Planning**

RESEARCH AND PREPARATION

**Pamela Holocher, Senior Planner
Kristi Sturtz, Planner I**

INTRODUCTION

During the Fall of 1995, a request was made to the city for the voluntary annexation of an area located directly north of the Poplar Ridge subdivision off Illinois Road, east of I-69 and south of the Norfolk and Western Railway. This area is approximately 42 acres in size and currently undeveloped. The land is predominately zoned for light industrial use. M. Jack Powell, Jr. owns this tract of land and plans on attracting shopping center or office building development at some time in the future.

The Poplar Ridge Extended Voluntary Annexation satisfies the criteria of the Indiana State Statutes. This plan describes the area to be annexed and summarizes the financial impact this annexation will have on the city.

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SECTION ONE

BASIC DATA

A. LOCATION

The area proposed for annexation is located west of the city, north of the Poplar Ridge Subdivision off Illinois Road, east of I-69 and south of the Norfolk and Western Railway (see Figure 1).

B. SIZE

The Poplar Ridge Extended Voluntary Annexation area is approximately 42 acres.

C. POPULATION

The Poplar Ridge Extended Voluntary Annexation currently has a population of zero persons. Due to the anticipated commercial development in this area, it is projected that the population will remain at zero persons.

D. LAND USE

Presently, the land is vacant. However, the property owner has plans on attracting shopping center or office building development directed toward the I-69 Interchange.

E. ZONING

The Poplar Ridge Extended Voluntary Annexation area currently contains two zoning classifications (see Figure 2). Upon annexation, this area will be under the jurisdiction of the City Plan Commission and the zoning classifications will be as follows:

County Zoning Classification

RS1: Suburban Residential
C1B(P): Planned Business and Technology

City Zoning Classification

R1: Single Family Residence
M1: Light Industrial

F. TOPOGRAPHY

The Poplar Ridge Extended Voluntary Annexation area contains the following soils: Blount silt loam (BmA), Eel silt loam (Es), Morley silt loam (MrB2, MrC2, MrD2), and Rawsom loam (R1B2). It has been determined by using the U.S. Geological Survey maps that this area is predominately at a 0 to 2 percent slope. The highest point in this area is 815 feet and the lowest point is 795 feet.

G. ASSESSMENT

\$53,341

H. NET TAX RATE: (1995 payable 1996 rates)

Existing: (30 Wayne Transit)	\$6.7096
After annexation: (96 Ft. Wayne Fire District)	\$8.3857
Increase:	\$1.6761 (24.98%)

I. COUNCIL DISTRICT

The Poplar Ridge Extended Annexation area will be in City Council District 4, subject to any later statutorily-required reapportionment.

I-69

RETHA DR.	
34	787
32	776
30	766
28	756
26	746
24	736
22	726
20	716
18	706
16	696
14	686
12	676
10	666
8	656
6	646
4	636
2	626
VOETTER DRIVE	
35	797
33	787
31	777
29	767
27	757
25	747
23	737
21	727
19	717
17	707
15	697
13	687
11	677
9	667
7	657
5	647
3	637
1	627

FLAUG DITCH

IDLEBROOK DR.	
76	506
74	496
72	486
70	476
68	466
66	456
64	446
RETHA D.	
62	436
60	426
58	416
56	406
54	396
POPLAR SEC. 1	
52	386
50	376
48	366
46	356
44	346
42	336
DAISYLEA D.	
40	326
38	316
36	306
34	296
32	286
30	276
28	266
26	256
24	246
22	236
20	226
18	216
16	206
14	196
12	186
10	176
8	166
6	156
4	146
2	136
REWILL DRIVE	
35	126
33	116
31	106
29	96
27	86
25	76
23	66
21	56
19	46
17	36
15	26
13	16
11	6
9	0
7	0
5	0
3	0
1	0

ILLINOIS

ROAD

(frontage road)

POPLAR RIDGE EXTENDED ANNEXATION AREA

Existing City Limits

Figure 1



05-FEB-1996

I-69



POPLAR RIDGE EXTENDED ZONING



-  RS-1 Suburban Residential
-  C-1B (P) Planned Business and Technology



Figure 2

SECTION TWO

THE COMPREHENSIVE ANNEXATION PROGRAM

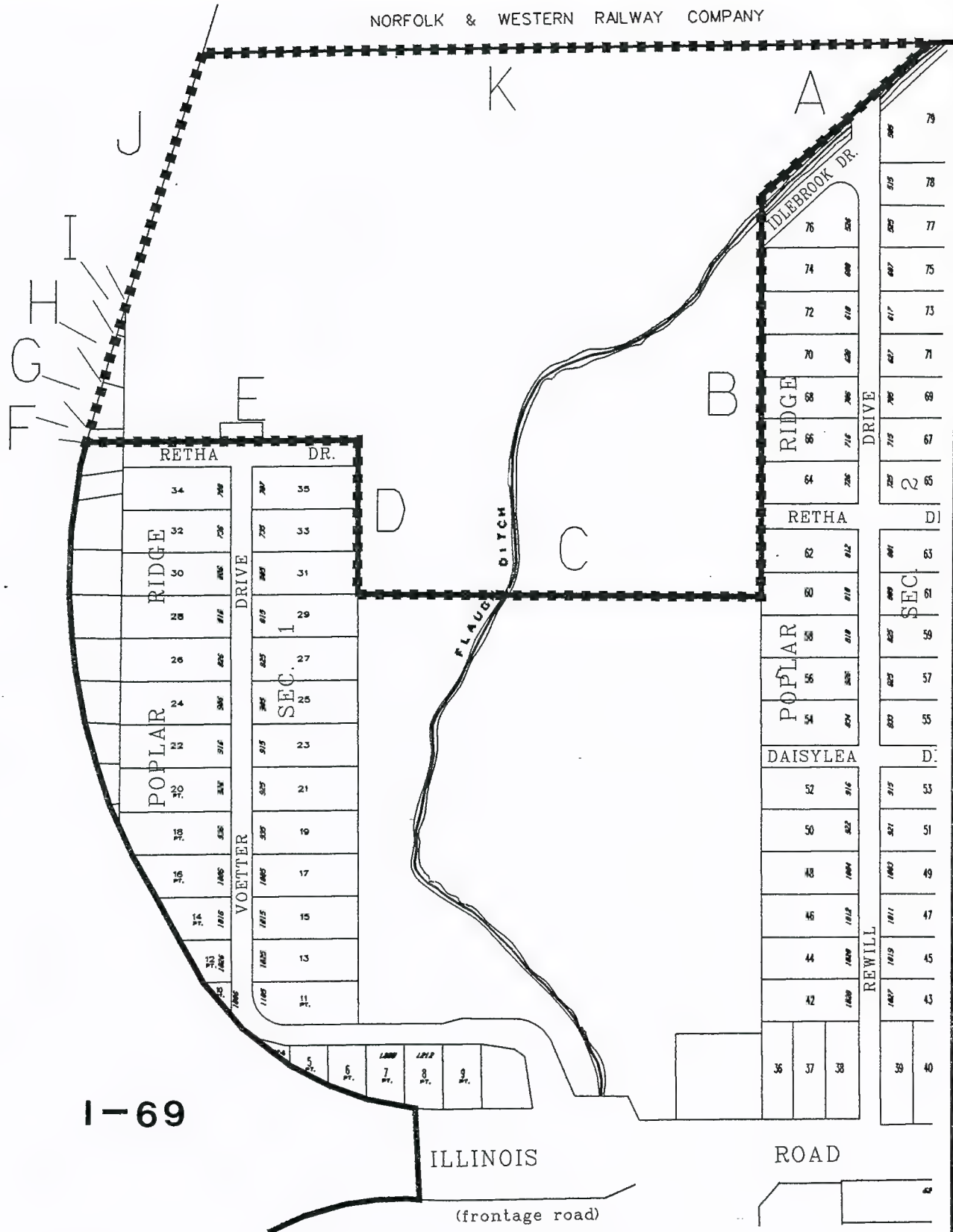
The voluntary annexation of the Poplar Ridge Extended area is part of a larger, comprehensive annexation program prepared by the Department of Community Development and Planning, which was promulgated in a report in 1975 and which was consequently updated in 1976. The Annexation Policy and Program Study was the culmination of a year and a half of extensive study and is used as a policy guide for the city's annexation program. The report recommends that "all urban land contiguous to the city limits should become part of the city" as should "all non-urban land required to complement the annexation of urban land and provide the ability to control and manage urban growth". Because the Poplar Ridge Extended area met this criteria in 1975-76, the report identified it as part of a larger area which was recommended for annexation.

SECTION THREE

STATE LAW REQUIREMENTS

State Law stipulates that if an area is one-eighth contiguous to the city, it can be annexed voluntarily if 51 percent of the property owners in the territory sought to be annexed, or if owners of 75 percent of the total assessed value of the land petition for an ordinance to annex the area.

The Poplar Ridge Extended area meets the contiguity requirement in that over one-eighth (12.5%) of its boundaries are contiguous to the City of Fort Wayne, being 56 percent contiguous to the city boundaries (see Figure 3). The area also meets the second requirement, in that the property owner petitioning for annexation owns 99.5 percent of the total assessed value of the area. Therefore, the Poplar Ridge Extended Annexation complies with the relevant state law requirements.



I-69

ILLINOIS

ROAD

(frontage road)

POPLAR RIDGE EXTENDED CONTIGUITY
CONTIGUOUS NON - CONTIGUOUS

A	529.85
B	937.742
C	945.468
D	361.445
E	638.009

TOTAL 3412.514 (56 %)

F	144.272
G	52.859
H	62.169
I	66.243
J	617.374
K	1703.720

TOTAL 2646.637 (44 %)



05-FEB-1996

Figure 3

SECTION FOUR

MUNICIPAL SERVICES

This section of the Fiscal Plan forecasts the costs and methods of financing services for the Poplar Ridge Extended Annexation area. The plan also describes how and when the city plans to extend the services which are non-capital and capital in nature. The following section demonstrates how the city will satisfy the requirements of Indiana State Law in provision of services and financing of same in an equitable manner.

As required by state law, the annexation area will receive planned services of non-capital nature in a manner equivalent in standard and scope to those non-capital services provided to areas within the corporate boundaries that have similar topography, patterns of land use, and population density. In addition, the annexation area will receive services of a capital improvement nature in the same manner as those services are provided to areas within the corporate boundaries that have similar topography, patterns of land use, and population density.

All services both of a non-capital nature and of a capital improvement nature described in subsequent subsections of the Municipal Services Section will be provided to the Poplar Ridge Extended Annexation area in a manner equivalent in standard and scope to those capital and non-capital services provided to areas within the city.

A. POLICE DEPARTMENT

The services provided by the Fort Wayne Police Department include the prevention of crime, the detection and apprehension of criminal offenders, assistance for those who cannot care for themselves or who are in danger of physical harm, resolution of day-to-day conflicts among family, friends, and neighbors, and the creation and maintenance of a feeling of security in the community. The Police Department is involved in legal work and protection of constitutional rights. Lastly, the Police Department performs traffic control, promotes civil order and provides educational and technical assistance in the area of crime prevention and neighborhood services.

Upon annexation, the Poplar Ridge Extended Annexation area will be incorporated into Police District "C". The Police Department keeps tabulations on the amount of personnel and equipment necessary for the city's annexation program, and has determined that additional personnel and equipment are not required for this particular annexation.

The cost to provide protection to the annexation area will be approximately \$211.68 per year. This cost is based on a patrolman's average hourly rate of \$22.40 multiplied by an estimated 45 minutes spent per call. This amount is then multiplied by the estimated number of calls (12 per year) for service to this area. This total, which equals \$201.60 is the direct personnel cost. A small non-personnel cost of 5 percent is then added to the above total. This gives the overall cost

of approximately \$211.68 annually to service the annexation area. Funding for police services in the annexation area will come from the Civil City budget of the Police Department which is derived primarily from local property taxes through the General Fund.

CAPITAL COST:	\$	0
ESTIMATED ANNUAL COST:	\$211.68	

B. FIRE PROTECTION

This annexation area is located within the Southwest Allen County Fire District. As a result, the city is unable to receive any tax revenues at this time for fire protection services. Therefore, the city of Fort Wayne does not anticipate providing fire protection services to the proposed annexation area unless such services are required as a result of any mutual aid agreement between the Southwest Allen County Fire District and the City of Fort Wayne. Like other property owners outside of city limits, the owners of property within the annexed area may contract for fire protection services. Such contract for fire protection services would require separate Common Council approval. The present policy of the City of Fort Wayne is to set the price for such contracted fire protection services at an amount equal to the assessed value of the area to be protected times that portion of the city tax rate related to fire services, unless the property is owned by another governmental entity such as a school corporation.

CAPITAL COST:	\$	0
ESTIMATED ANNUAL COST:	\$	0

C. EMERGENCY MEDICAL SERVICE (EMS)

At the present time, the Three Rivers Ambulance Authority is the provider of ambulance service for the city. Properties in the Poplar Ridge Extended Annexation area will receive full advanced life support ambulance service immediately upon annexation.

A number of ambulances are stationed throughout the city 24 hours a day. Upon receiving a request for service from the annexation area, the ambulance closest to the area will be dispatched to the annexation area. For some emergencies, such as heart attacks, the Southwest Allen County Fire District will provide extra assistance.

The method of financing emergency medical services is based on user fees. The charges for ambulance service are shown on the following page:

Table 1

1. \$182 plus \$6.50 per loaded mile for non-emergency transfers scheduled 24 hours in advance.
2. \$244 plus \$6.50 per loaded mile for non-scheduled non-emergency transfers
3. \$529 plus \$8 for emergencies for all city and non-city residents plus a \$67 fee for emergency response.

This method of financing permits service to be extended to the annexation area with its existing budget. No additional manpower or equipment will be needed to service the annexation area.

ESTIMATED ANNUAL COST: \$ 0

D. SOLID WASTE DISPOSAL

The Solid Waste Department oversees the collection of garbage, yard waste, and non-Freon white goods, and the curbside recycling program. These services are provided by the city through a contract with National Serv-all, Browning-Ferris Industries, and Appliance Recycling Centers of America, Inc. (ARCA). Currently, this service is paid for through a \$6.50 per month user fee per single family household.

In addition, the Solid Waste Department oversees the composting program at 5510 Lake Avenue. Residents can take up to 1/2 ton of yard waste to the composting site at no charge. The city also contracts with Appliance Recycling Centers of America, Inc. (ARCA) to pick up illegally dumped Freon appliances. Residents will be able to contact ARCA for collection and recycling of their Freon appliances for \$35.00 per appliance.

The City of Fort Wayne will not provide garbage, curbside recycling, or yard waste collection services to this area if it is commercially developed. Any commercial property must contract with a private hauler.

CAPITAL COST: \$ 0

ESTIMATED ANNUAL COST: \$ 0

E. TRAFFIC CONTROL

Some of the services that are provided by the Traffic Engineering Department are surveys and investigations of traffic conditions and problems, as well as the installation and maintenance of traffic control devices such as stop lights, control signs, and fire alarm systems. If public streets

are developed, the city will provide traffic control. However, the city's Traffic Engineering Department will have no responsibility for traffic control if the area is privately developed.

CAPITAL COST: \$ 0
ESTIMATED ANNUAL COST: \$ 0

F. STREETS AND ROADS

The incorporation of the Poplar Ridge Extended Annexation area will not add any streets to the city's street system. However, the Street Engineering Department will provide engineering services relative to transportation needs.

The Fort Wayne Street Department is responsible for the general maintenance of all legal streets and street right-of-ways, if any, within the annexation area immediately after the annexation. General maintenance includes snow and ice removal, street sweeping, minor ditch maintenance, right-of-way mowing, leaf pick-up, guard rail repair, and surface maintenance. The provision of services to this area will not require any additional equipment or personnel.

CAPITAL COST: \$ 0
ESTIMATED ANNUAL COST: \$ 0

G. PARKS AND RECREATION

Residents of the proposed annexation area will have access to city park facilities such as swimming pools, baseball diamonds, picnic facilities, golf courses, indoor and outdoor skating facilities, etc. Other recreational activities including day camp, athletic leagues, youth sports, senior citizen activities, special events, cultural arts, and instructional programs are currently available to all city residents. Most of these services are offered on a fee for service basis, with non-residents paying a higher fee. Once annexed, the residents of the Poplar Ridge Extended area would pay the resident fee.

Due to the proximity of the Lindenwood, Rockhill, West Swinney, and East Swinney Parks, there is no need for additional open space in this area at this time. Lindenwood Environmental Study Area, a 110 acre special recreation area has picnicking, a pond and hiking trails. Rockhill Park, a 28 acre neighborhood park, has basketball, ball diamonds, pavilions, picnicking, and playgrounds. East and West Swinney Parks are community parks with fishing, gardens, swimming, the River Greenway trail, the Tennis Center, basketball, pavilions, picnicking, and ball

fields. All of these facilities, plus over 2,000 acres of public park lands with programs for all ages, are available to the residents of this area to be annexed.

CAPITAL COST: \$ 0
ESTIMATED ANNUAL COST: \$ 0

H. WATER

Currently, there is no water service to the proposed annexation area. The property owner would need to submit a development plan or an approval of engineering plan to initiate the process of obtaining water service. The property owner must also finance the cost of installation on either a cash basis, or with a mechanism similar to Barrett Bonding. The bonding procedure permits property owners to spread their payments for the installation costs over a ten year period.

CAPITAL COST: \$ 0
ESTIMATED ANNUAL COST: \$ 0

I. FIRE HYDRANTS

There are currently no fire hydrants in the proposed annexation area. Therefore, no billing for hydrants would be initiated because of this annexation.

CAPITAL COST: \$ 0
ESTIMATED ANNUAL COST: \$ 0

J. SANITARY SEWERS

Although no properties within the annexation area are hooked into city sewer, the Fort Wayne Department of Water Pollution Control (WPC) has sanitary sewers that run through the annexation area to service the Lincoln Industrial Park northeast of the annexation area. Service would be provided to property owners as soon as they apply for a tap permit for existing sewer lines or contract with the utility for a main line extension. The Water Pollution Control Department will provide engineering services as needed for additional sanitary sewers. If additional sanitary sewer service is desired, the city's Water Pollution Control Department has the capability to provide this service. However, property owners will first have to petition to the Board of Public Works. Property owners will also have to pay for such a service. Upon annexation, property owners will

be able to take advantage of the Barrett Bonding process which permits property owners to make long-term, low interest payments for their sewers.

CAPITAL COST: \$ 0
ESTIMATED ANNUAL COST: \$ 0

K. STORM SEWERS

Upon annexation, maintenance and operation services will be provided to those components of the area's storm drainage system, if any, that become part of the municipal system. This would include public storm sewers meeting City of Fort Wayne construction standards, and ditches that have been petitioned for and accepted by the Board of Stormwater Management for maintenance by the Utility. There is no inventory indicating which drainage lines or structures fall into this category at this time. The source of revenue City Utilities utilizes for providing these services will be user fees.

When in the city, property owners can contact the Utility's maintenance or engineering departments for information on which segments would be considered municipal lines. Property owner(s) can petition the Board of Stormwater Management for storm drainage improvements.

CAPITAL COST: \$ 0
ESTIMATED ANNUAL COST: \$ 0

L. STREET LIGHTING

It is the goal of the City of Fort Wayne Street Lighting Department to light every unlit intersection within the city limits to reduce night accidents, facilitate traffic flow, aid police protection, and inspire community spirit and growth. If public streets are developed, the city will maintain and pay energy costs for lights put in by the developer. However, if all streets within the area are private, the city will not purchase or install intersection lighting within the Poplar Ridge Extended Annexation area.

CAPITAL COST: \$0
ESTIMATED ANNUAL COST: \$0

M. ANIMAL CONTROL

The Fort Wayne Department of Animal Control will provide various services to the Poplar Ridge Extended Annexation area immediately upon the effective date of annexation. The services this department will provide include, but are not limited to, the sheltering of stray animals, response

to animal complaints and emergencies, 24-hour service (seven days a week including holidays), canvassing for unconfined strays, trap rental, pet adoption, and a humane education program.

It was determined by the Animal Control Department that due to the size of the area, the projected operating cost per year will be negligible. The number of existing field and animal care staff are capable of handling the additional work load presented by this area. Therefore, no additional officers will be required.

CAPITAL COST: \$0
ESTIMATED ANNUAL COST: \$0

N. ADMINISTRATIVE SERVICES

All administrative functions of the city will be available to the Poplar Ridge Extended Annexation area immediately upon the date of annexation. These services include, but are not limited to, the Law Department, the City Plan Commission, the Mayor's Office, the Board of Works, the Metropolitan Human Relations Department, the City Clerk's Office, the Citizen's Advocate Office, etc. General administration includes all of the regulatory and program functions of the various City departments. When the area is annexed, City departments will be notified and will expand their jurisdictional areas accordingly.

CAPITAL COST: \$ 0
ESTIMATED ANNUAL COST: \$ 0

SECTION FIVE

PLAN FOR HIRING GOVERNMENTAL EMPLOYEES DISPLACED BY ANNEXATION

It is not anticipated that due to the annexation of the Poplar Ridge Extended area, any governmental employees will be eliminated from other governmental agencies. However, if any governmental employee is displaced as a result of this annexation and makes application with the City of Fort Wayne for employment within thirty days after displacement, such employee will be treated as if the employee were a city employee on "lay-off" status for purposes of hiring for any vacant position similar to the government position from which the individual was displaced.

SECTION SIX

FINANCIAL SUMMARY AND RECOMMENDATION

The purpose of this section is to project the revenues and expenditures from the proposed Poplar Ridge Extended Annexation. This section also provides a five-year summary of the expenditures compared with the revenues.

A. REVENUES

Property taxes are the main source of revenue to be received from the Poplar Ridge Extended Voluntary Annexation area. Property taxes are computed from the gross amount of assessed valuation in the area and can be obtained from the Office of the Wayne Township Assessor and the Office of the Aboite Township Assessor. The formula for computing tax revenue is shown in the following table:

Table 2

TAX REVENUE FORMULA

$$\frac{V-E}{100} (T) = TR$$

WHERE:

V = Assessed Valuation

E = Home Mortgage Exemption (\$3,000)

T = City Tax Rate

TR = Tax Return

The total assessed valuation of the Poplar Ridge Extended Annexation is \$53,341. This figure has been pro-rated by including only 58% of the value of the largest piece of property in the annexation area. The reason for this calculation is that the specified property was split by the Poplar Ridge Annexation which came into effect at the end of 1995. In the Poplar Ridge Annexation fiscal plan, 42% of value of this property was included in the total assessed value.

The property tax can then be determined by applying the most current city tax rate \$2.0505 (1995 payable 1996 without Fire and Fire Pension), to the total assessed valuation (\$53,341) giving a total property tax revenue of \$1093. Table 3 details the components of the 1995 payable 1996 tax rate. Using a 4.0 percent rate of inflation, the property tax revenue for 1998, the first year that

taxes would be due in the Poplar Ridge Extended Annexation area, would be \$1182. A portion of this revenue would be supplied from the State Property Tax Relief Fund.

Future development of this area will increase the assessed value of the property. However, given the uncertainty of development in the annexation area, it is impossible to make a good estimate of the revenue to be generated from this area in the future.

This annexation will not enable the city to receive additional money from the Motor Vehicle Highway (MVH) and Local Roads and Streets (LR&S) funds since there are no streets within the annexation area.

Table 3

TAXING DISTRICT RATE

Corporation General	\$1.3425
Corporation Debt Service	.1882
Police Pension	.1209
Sanitary Officers Pension	.0168
Park General	.3408
Redevelopment General	.0144
Community Services	.0004
Special Solid Waste Mgt.	.0265
Total	\$2.0505

In addition to property taxes, the city receives revenues from the Community Development Block Grant, the Cigarette Tax, the County Option Income Tax (COIT), the County Economic Development Income Tax (CEDIT), and the Alcoholic Beverage Tax. Some of these grants and funds are based in part on the City's population. Since population is only one element of a very complex distribution formula, the direct contribution of the Poplar Ridge Extended Annexation cannot be calculated. Still, most of these funds will increase with city population increases.

B. EXPENDITURES

Expenditures that were reported in the section on Municipal Services are summarized in Table 4. Capital costs are one time expenditures, while operating costs are continuing expenses. Since the needs of the annexation area must be treated equally with the needs of other similar areas in Fort Wayne, capital improvement projects, such as construction of streets, curbs, and sidewalks, must follow routine City procedures which often require petitioning. On the following page, Table 4

details the costs that will be incurred by each department upon the annexation of the Poplar Ridge Extended Area.

Table 4

EXPENDITURES

Departments	Capital Costs	Operating Costs
Police	\$0	\$212
Fire	\$0	\$0
EMS	\$0	\$0
Solid Waste Disposal	\$0	\$0
Traffic Control	\$0	\$0
Streets	\$0	\$0
Parks	\$0	\$0
Water	\$0	\$0
Fire Hydrants	\$0	\$0
Sanitary Sewer	\$0	\$0
Storm Sewer	\$0	\$0
Street Lighting	\$0	\$0
Animal Control	\$0	\$0
Administrative Functions	\$0	\$0
Total	\$0	\$212

C. FIVE YEAR SUMMARY

The Five Year Summary shows the projected expenditures compared with the tax revenues expected in the Poplar Ridge Extended Voluntary Annexation area for the first five years after it is incorporated into the City of Fort Wayne. The summary automatically includes for each of the five years a 4 percent inflation factor for capital expenditures and operating costs, and a 4 percent increase factor for city revenues.

Property tax revenue from the annexation area will not be collected until 1998. Assuming the area is annexed immediately following the sixty day remonstrance period, assessment will not occur

until March of 1997, with revenues being collected in 1998. The city would be providing services for a full year in 1997 prior to taxes being collected in 1998. Since revenues will not be collected until 1998, the city will experience a loss of \$220 in 1997. On the following page, Table 5 details the revenues minus the expenses for the Poplar Ridge Extended area for a 5 year period.

Table 5

REVENUES MINUS EXPENSES

Year	Property Expenditures	Tax Revenue	MVH & LR&S	Balance
1997	\$220	\$0	\$0	-\$220
1998	\$229	\$1,182	\$0	\$953
1999	\$238	\$1,229	\$0	\$991
2000	\$248	\$1,279	\$0	\$1,031
2000	\$258	\$1,330	\$0	\$1,072
Totals	\$1,193	\$5,020	\$0	\$3,827

D. RECOMMENDATIONS

This Fiscal Plan, which meets the state law requirements that a fiscal plan be prepared, shows that the Poplar Ridge Extended Voluntary Annexation is in accordance with the applicable state statutes. Therefore, it is recommended that after the passage of the annexation ordinance and its approval by the Mayor, this area should be annexed by the City of Fort Wayne immediately after the sixty day remonstrance period.

Poplar Ridge Extended Legal Description

Beginning at the Northeast corner of the Plat of Poplar Ridge Addition, as recorded in Plat Book 20, Page 52 in the Office of the Recorder; thence South 89 deg. 33 min. West along the North line of Retha Drive as set out in said Plat, a distance of 552.9 feet to the West line of the fractional Southwest Quarter of said Section 6 and being also the East line of the Westlawn Addition, Section "F" as recorded in Plat Book 23, Page 119; thence North 00 deg. 00 min. 00 sec. East, a distance of 313.1 feet (313.9 feet, by Deed) to the East right-of-way line of Interstate Highway 69, I-Project 69-4 (13) 105-1959; thence along said East right-of-way North 22 deg. 19 min. East, a distance of 210.7 feet to a point 180.00 feet normal to station 244+00 Line "A" on said right-of-way; thence North 16 deg. 49 min. 30 sec. East parallel to and 180 foot distant from said Line "A", a distance of 400.00 feet to station 248 + 00 Line "A"; thence North 13 deg. 20 min. 30 sec. East along said right-of-way a distance of 93.6 feet to the South right-of-way line of the Norfolk & Western Railroad (formerly the New York, Chicago and St. Louis Railroad) as situated 47.7 feet Southerly of and normal to the centerline of the East-bound main track of said railroad; thence North 89 deg. 23 min. 40 sec. East along the South line of said railroad, a distance of 1691.66 feet (1683.8 feet by Deed) to a point on the North line of the Plat of Poplar Ridge Addition, Second Section as recorded in Plat Book 22, Page 140 at a point situated 100 feet Westerly of the most Northerly corner of lot 79 in said addition; thence South 42 deg. 53 min. West along the Northwesterly boundary of said Plat, a distance of 580.00 feet (545 feet by Plat) to the West line of said addition at a point 114 feet Northerly of the Northwest corner of Lot 74 in said Plat; thence South 00 deg. 16 min. 00 sec. East along the West line of said addition, a distance of 922.94 feet to a point North 89 deg. 33 min. East, a distance of 965.70 feet from the Southeast corner of Lot 31 in the Plat of Poplar Ridge Addition; thence South 89 deg. 33 min. West and parallel to the South line of said Section 6, a distance of 965.70 feet to the Southeast corner of said Lot 31; thence North 00 deg. 00 min. 00 sec. East along the East line of said Plat, a distance of 360.00 feet to the Point of Beginning; and containing 42.207 Acres more or less, subject however to any and all legal easements and rights-of-way of record.

Also: Lots numbered 240, 241, 242 and 243 in Westlawn, Section "F" as recorded in Plat Book 23, Page 119, in the Office of the Recorder of Allen County, Indiana and excluding the right-of-way for Interstate Highway 69 in Township 30 North, Range 11 East.

